



Contact Amy Hunt for real estate questions: 417-499-8699

**Southwest Auction Service**  
**REAL ESTATE & LIQUIDATION AUCTION!**  
**SATURDAY, APRIL 27th @ 10:00 AM!**  
**Location: 636 Wilderness Way,**  
**Anderson, MO 64831**  
**Office: 417-652-7540**  
**Bob Hughes Cell: 417-772-8088**  
**Check Website for more photos: [www.swaauction.com](http://www.swaauction.com)**



Property is only 24 miles from Bella Vista, AR!

**DIRECTIONS TO AUCTION:**

**From Wheaton, MO:** Head west on E Main St toward S Duncan Ave. Follow Ste Hwy 76 west and Ste Hwy CC to State Hwy C in Goodman. Take Ste Hwy B, Split Log Rd and Country Rd NWF17/New Bethel Rd to Wilderness Way in Anderson. Go Left on Wilderness Way to sale site 1.5 miles on right hand side; watch for signs!

**From Anderson, MO:** Take E Jefferson St to Mo-59 S/Ste Hwy 76 west. Turn Left onto MO-59S/Ste Hwy 76 W to State Hwy F. Turn Right on Ste Hwy F and go 2.5 miles to County Rd NWF17B. Turn Right to stay on County Rd NWF17B to Wilderness Way. Turn Right on Wilderness Way and go approx. 1.5 mi to sale site.

**From Joplin, MO:** Take I-49 South to Exit 17 toward Ste Hwy B. Turn Right on Ste Hwy B and go 1/4 mile to County Rd NWB/Gator Rd. Turn Left and continue on to County Rd NW7132 Splitlog Rd. Turn Right to stay on NW7132 Splitlog Rd and 1.7 miles to Johnson Rd/Splitlog Rd. Turn Right onto Wilson Rd to County NWF17/New Bethel Rd. Turn Left and go 1.2 miles to Wilderness Way. Go 1.5 miles to sale site right side.

**LAND & HOME:** Welcome to a hunters paradise! This fully remodeled berm cabin is located in 40 acres of wooded land that brings serenity when you sit on the 40x12 covered front porch. There is an abundance of wildlife to hunt or just enjoy seeing. This cabin is a 2 bed, 1 bath with 1 of the bedrooms being non-conforming. The open living space in the kitchen and living room looks out onto the large front porch. The cabin is very energy efficient with low utility costs, all electric. There is a place to add a pellet stove or wood stove. There is a nice tiled walk-in shower in the bathroom. All of this cabin was redone everything is new in it-new electric, insulation, underground wiring to the shop, new wiring on the well, HVAC ducting, plumbing and updated. There is a 30x40 metal shop building with 2 overhead doors. Also RV hookups and pad ready to park your guests or your own RV. Property has a walnut grove on it. Also, trail roads are cut into the 40 acres for your ATV off road riding. The auction will give you the opportunity to buy the home and 40 acres. The home will include 13.67 acres selling as Tract 1. The remaining land will be sold in 3 Tracts with Tract 2-8.46 acres, Tract 3-8.90 acres, and Tract 4-8.85 acres.

**TRUCKS, VEHICLES, CAMPERS:** Hitchhiker II LS 38' 5th Wheel Camper w/ 3 slide outs, excellent shape! '07 Cedar Creek 5th Wheel Camper w/ 3 slides-good roof & floor, newer tires. '07 Damon Outlaw Motorcoach w/8x10 toy hauler, 1 slide, 62k miles, AC works, starts & runs good, great shape! '84 Corvette -new dash, blue tooth radio, 350 motor-47k miles. '03 Mercedes Kompressor hard top convertible-65k miles. '65 Ford long bed F10 Pickup featuring 390 motor w/headers, interior and paint restored. '61 Ford Stepside-all motor/trans ready for paint and interior work, runs great! F150 Lariat Pickup, 4WD, Ext cab. 2020 Ram 3500 HD Pickup, long bed, turbo diesel 4x4, only 25k miles!! Ford E250 Van w/Triton V8, runs good. '98 Crown Vic; police parts. '56 Ford Panel Van. MOTOR-CYCLE: '97 Custom Harley Davidson Motorcycle w/ '95" SS engine -6200k miles. Misc motorcycle helmets, Dyna superglide wheels, motorcycle ramp caddy. JD 240 Riding Mower w/ trailer. Set of 428 Cobra Jet headers.



**SHOP TOOLS & EQUIPMENT:** Magnum Paint Sprayer 125HP, Squirrel Cage Fan, Drywall sander, Radial Arm Saw, Bostitch Air Compressor, Rigid tool boxes, shop vac, 125psi 2HP Air compressor, receiver hitches, rolling tool boxes, bolt bins, Kobalt rolling carts, ratchet straps, parts washer, chain booms, Skil saws, misc sanders, Craftsman Router table, Drill Press, Central Machinery belt sander, Vices, Dewalt Chop Saw, CM 14" Band Saw, Joiner, Stihl weed eaters, limb saws, table saws, scroll saws, Impact drivers, dremels, lots of misc hand tools, Welding table, welding hood, post drivers, come-a-longs, live traps, gas cans, Hand post auger, Craftsman compressor, Generac 5500X Portable generator, Titan spray painter, Corral panels and more misc!

**MISC/OUTDOOR:** 20kw Generac Generator & transfer switch, Komatsu PC 18MR Mini Excavator-new tracks, Genie Lift GS1930 batteries good. Husqvarna YTA Riding Mower, 325D Grasshopper 60"-2134 hrs. Craftsman Zero Turn Z550 mower w/59.8 hrs. 20' Gravity Tilt trailer-12k lb axles, 4x8 tilt dump trailer, Woods Finish mower, Insulation materials, 4 yellow pine tongue & groove boards, New vinyl flooring, Blaze King Wood Stove, Fisher Wood Stove, Honda EM 3500X Generator, 5000 watt Craftsman Generator, Propane camp stove, lanterns, coleman heater, coolers, Kegeator, AC Unit dehumidifier & more!

**TERMS OF THE AUCTION:** At this sale, we accept CASH & GOOD CHECK WITH PROPER ID & Visa or MasterCard (5% convenience fee). WE ARE NOT RESPONSIBLE FOR ACCIDENTS TO MAN, WOMAN, CHILD OR ANIMAL. WE ARE NOT RESPONSIBLE FOR LOST, STOLEN OR DAMAGED ARTICLES OR PROPERTY! All Accounts must be settled prior to removal of auction item! Statements made day of Auction take precedence over all printed materials! ALL GUARANTEES ARE BETWEEN BUYER & SELLER! HOME & PROPERTY TERMS: 3% Non-Refundable Buyers Premium on auction day. 10% Non-Refundable Deposit to be applied to the purchase of the property. Seller reserves the right to consider final bid!

**Bob Hughes**  
 417-652-7540

Professional Auctioneers Since 1988

**SOUTHWEST AUCTION SERVICE & MARKETING**

[www.swaauction.com](http://www.swaauction.com)

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**HOUSEHOLD & MISC:** Whirlpool Stove, Samsung Dryers, Kenmore Washers Hotpoint Dryer, Microwaves, Shower stall, bar stools, speakers, book-case, wine rack, armoire, Rocker recliners, golf clubs, Antique Dental Chair, filing cabinets, Small refrigerator, toaster oven, Turkey fryers, Big Easy Deep Fryer, Clothesline pullers, Elec BBQ Grill. HORSE TACK: (2) Big Horn Barrel Racing saddles, Simco A frame saddle, Circle M cutting saddle, kids saddles, misc bridles and pads.

Amy Hunt

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Each office independently owned & operated.

